



FILE: Coto De Caza SP

PA00-0117

DATE: November 29, 2000
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA00-0117 – Site Development Permit
APPLICANT: LENNAR HOMES

I. NATURE OF PROJECT:

An Administrative Site Development Permit for the establishment of two (2) Model Home Sales complexes for the sale of residential dwelling units approved under Tract 16023, in the South Ranch Area of Coto De Caza. There are two project site locations within Tract 16023. Tract Map 16023 is located at the southeast corner of South Bend Road and Bentley Road. The two model complexes are identified as follows: The Model Home Sales complex located on Douglass Drive at Bentley Road is referred to as Model complex “16023-RR” and the Model Home Complex located on Long View Drive at Bentley Road is know as “16023-SR.

The 16023-RR project site is located on lots 134-137. The temporary parking lot will be located on lot 137. The project includes; temporary parking for 9 cars, a sales office located in the garage of plan 1 on lot 136, trap fencing, pennant flags (a maximum of ten is permitted) and model sales signage.

The 16023-SR project site is located on lots 59-62. The temporary parking lot will be located on lot 62. The project includes; temporary parking for 9 cars, a sales office located in the garage of plan 1 on lot 61, trap fencing, pennant flags (a maximum of ten is permitted) and model sales signage.

The site plans for each model home complex reflects a total of only 9 parking stalls. The County requirement for model home complexes is typically 10 parking spaces. However, for each model complex the provision of 9 spaces was deemed acceptable because the lots are narrow, there are slopes at the rear of each lot and the required turnaround area which collectively effect the usable parking area.

The Coto De Caza Board of Review met on November 8, 2000 and approved (4-0) the two (2) model home complexes.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)
Orange County Zoning Code sections 7-9-136.1 and 7-9-150 "Discretionary Permits and Procedures"
and Coto De Caza Regulations

III. ENVIRONMENTAL DOCUMENTATION:

The project is categorically exempt from CEQA

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By:

C. M. Shoemaker, Chief
CPSD/Site Planning Section

APG FOLDER:

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.